

PUBLIC HEARING REPORT

H-3: East-West Minor Collector

APPLICANT: Harris County Engineering Department

LAMBERT: 5319

JURISDICTION: Harris County

PRECINCT: Harris County Pct. 4

DISTRICT: N/A

PROPOSAL:

Harris County Engineering Department (HCED) is requesting the addition of a minor collector road (Calvary Hill Drive) between future Cypress Heights Drive and Cypress-Rosehill Road as a two-lane, 60 ft. ROW minor collector (MN-2-60) to the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The Amira General plan was approved in 2018 with a comment to provide a stub street to the east that would facilitate future traffic for a Tomball ISD tract at the corner of the Grand Parkway and Cypress Rosehill Road. After discussions with the Amira engineer, a preliminary plat called Cypress Heights Drive Street Dedication Sec 1 and Reserves was presented and approved by Planning Commission in January 2019 dedicating half of the required ROW for the road along the southern plat boundary named Calvary Hill Drive. The other half of the required ROW will be dedicated when the property to the south, JK Cypress Safari, LLC develops.

In 2019, a general plan was submitted by Tomball ISD with a section plat called Tomball ISD educational campus which included an elementary school, middle school and a new stadium for Tomball ISD. This was located east of the Amira development. The general plan and section plat was approved by the Houston Planning Commission with two east-west collector streets: a northern street (Excellence Drive) and a southern street (Calvary Hill Drive). The southernmost street being the focal point of this amendment request. Having this street on the major thoroughfare plan will provide a needed road corridor between the school and the Amira development.

For the amount of traffic generated by the Tomball facilities, a second point of access is needed to take pressure off of Cypress Rosehill Road. This is why the county is proposing this road between the Tomball facilities and the Amira development. This will improve circulation in lieu of a circuitous route from future Holderrieth Road to the north or Juergen Road to the south.

This east-west road is also necessary because of the lack of a frontage road on the Grand Parkway circulating traffic from Cypress-Rosehill Road to Cypress Heights Drive. This is significant because Chapter 42 rules will only result in some level of incremental east-west connectivity of local streets, with each individual applicant under no obligation to create segments of true east-west collector streets in the two miles between Juergen and Holderrieth.

The remaining ROW would need to be acquired from property owners when they decide to plat their property. Harris County has no plans to construct this road at this time.

This amendment provides a reasonable and efficient roadway system that can be utilized by citizens and visitors of the City of Houston and surrounding region.

STAFF ANALYSIS

Population & Employment Projections

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Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2015	439	0.1		209	0.1	
2020	1,861	0.5	323.9%	209	0.1	0.0%
2025	4,065	1.0	118.4%	209	0.1	0.0%
2030	4,990	1.2	22.8%	273	0.1	30.6%
2035	9,191	2.3	84.2%	273	0.1	0.0%
2040	11,864	3.0	29.1%	310	0.1	13.6%
2045	13,232	3.3	11.5%	1,172	0.3	278.1%
Change (2015 to 2045)	12,793	3.2	2914.1%	963	0.2	460.8%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 3 Traffic Analysis Zones (TAZ) encompassing approximately 3,997 acres around the proposed amendment.

Land Use and Platting Activity

The area is predominately undeveloped but, according to platting activity, rapidly expected to become single-family homes.

GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
AmiraGP	3/28/2019	General Plan	372.4	0
Amira Sec 7	5/23/2019	Single Family/3 Reserves	10.85	33
Rose Meadow Farms GP	8/02/2018	General Plan	99.01	0
Amira Sec 6	5/09/2019	Single Family Residential	19.15	83
Tomball ISD At Cypress Rose Hill GP	2/14/2019	General Plan-Education	223.59	0
PARKSIDE GRAND PARKWAY RESERVE	7/21/2016	Unrestricted Reserve	55.06	0

Right of Way (ROW) Status

Calvary Hill Drive does not currently exist and, as such, is proposed as a 2-lane minor collector with 60 feet of right-of-way. Future Cypress Hill Drive, part of the 2016 MTFP amendment process, is proposed as a major collector with 4 lanes and 80 feet of right-of-way and Cypress-Rosehill Road is an existing designated thoroughfare with 4 lanes and 100 feet of right-of-way and 40 feet of pavement width.

Spacing

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